WINDRUSH (A) COURT

ABINGDON BUSINESS PARK - OXFORDSHIRE

OX14 1DY

DETACHED TWO-STOREY BLOCK PROVIDING SELF-CONTAINED OFFICES SUITES

www.abingdonbusinesspark.co.uk





SPECIFICATION

The available suites have been refurbished and benefit from the below specification:



RAISED FLOORS



AIR CONDITIONED



LED LIGHTING



 \sim

SELF-CONTAINED SUITES



PARKING RATIO – 1:265 SQ FT

DESCRIPTION

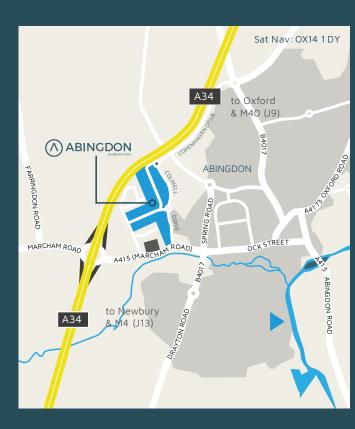
The property comprises a detached two-storey office block providing a total of 39,000 sq ft in various self-contained office suites. The offices are arranged around an open, central courtyard which provides fantastic natural light into the offices.

AREAS

	Sq Ft	Sq M
Suite B	2,192	203
Suite M	3,171	295
Suite J, K & L	6,145	571







LOCATION

Abingdon Business Park (OX14 1DY) benefits from fantastic travel connections. Located within half a mile of the A34 which in turn links to the M40 (18 miles) and M4 (17 miles) motorways.

Didcot Parkway and Oxford mainline train stations are both within 10 miles from where London Paddington can be reached in 45 minutes and Birmingham New Street can be reached in 72 minutes.

TRAVEL DISTANCES / TIMES

	Distance (miles)	Distance (minutes)	Walking (minutes)
Town Centre	1.0	5	20
Tesco	0.6	3	10
Fairacres Retail Park	0.3	1	3
A34	0.6	3	-
M40 (J9)	18	20	-
M4 (J13)	17	17	-
Oxford city Centre	8	17	-

All enquiries

CBRE

01865 848488

Kevin Wood kevin.wood@cbre.com 07900 584 150

Charlotte Reaney charlotte.reaney@cbre.com 07841 684 842

Asset managed by

www.xlbproperty.com

Investor



Misrepresentation Act : All Agents and for the vendors or lessors of this property whose agents they are, give notice that (i) these believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of all agents has any authority to make or give any representation or warranty in relation to this property. October 2022.

www.abingdonbusinesspark.co.uk